

# Meadow Vale Farm Community Association

## July 23, 2012 – Meeting Minutes

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**Board Members present:** Bob Reed, Greg Dyer, Cindy Stennette, Mike Stember, & Emily Stites

**Absent:** N/A **Guests:** N/A

### 1. **Property Manager's Report**

- a . Income is slightly above budget.
- b . Past due accounts down to \$602.
- c . Expenses are under budget by \$5,292.
- d . The HOA's current assets now total \$139,540 with \$110,690 of that committed to Reserves.
- e . A CD in the amount of \$12,463 will be renewed this month for another 1 year term.

### 2. **Treasurer's Report**

- a . Nothing to report.

### 3. **Architectural/Landscape committee** – Remember to apply 1<sup>st</sup> before undertaking projects.

- a. Nothing new to report.

### 4. **Public Relations/Welcome Committee/Community Activities**

- a. We would like to welcome two new families into the community: Brent & Kristin D. Caldwell @ 2197 Meadowlark and Scott & Lynn Greenhalge @ 2204 Meadow Vale Rd.

### 5. **Irrigation**

- a . Mandatory water restrictions were put in to place the first of the month. We have a measured success that should prolong the inevitable early end to our irrigation for the year. The Board and property management will continue to monitor the situation closely and advise the community of any updates. Thank you for your cooperation.

### 6. **Old/Unfinished Business**

- a. Street signs were installed at both entrances. The stop sign at the mail center will be replaced when the new one arrives.

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<u>Board Member</u>	<u>Term Ends</u>	<u>Telephone #</u>	<u>Board Duties</u>
Greg Dyer	May-13	303-776-4770	Pres./Irrigation
Cindy Stennette	May-13	303-485-5801	Sec./Architectural/Landscape
Mike Stember	May-14	303-485-6539	Treas./Irrigation
Emily Stites	May-15	303-485-6304	Welcome/Architectural/Landscape

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- b. We will combine current sprinkler head repairs with repairs in the Spring as the system won't be running now.
- c. We will negotiate with CoCal on maintenance items that need to be done this Summer/Fall in lieu of mowing as frequently.
- d. Insect spray on the common area trees was done.

### 2. New Business

- a. There is a vacancy on the HOA board and we are looking for a volunteer. Please let a board member know if you are interested!
- b. The next HOA Board meeting is planned for Monday, August 20<sup>th</sup>, at 7pm.

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